

May 1, 2020

TO: White Bluff Property Owners  
FROM: Your Board of Directors  
RE: Delinquent Maintenance Fees

Under the original Declaration detailed in our association's governing documents, Article III, Section IV states-

"The membership rights of any person whose interest in the Property is subject to fees or assessments, may be suspended by action of the Board of Directors during the period when the fees or assessments remains unpaid; but upon payment of such fees and assessments, his or her rights and privileges shall be automatically restored."

All property owners should be fully aware that if they have delinquent POA Maintenance Fees and ancillary charges, the POA will fully enforce the above.

Delinquent property owners will have no access to any amenities inclusive of the golf courses, swimming pools, tennis courts and pickleball courts, restaurants, and The Lone Star Room. Delinquent property owners may not rent lodging facilities, The Lone Star Room nor the Rustic Pool and Pavilion.

This applies to any dependent children of delinquent property owners as well as non-dependent children or guests.

Systems will identify delinquent property owners. It is blatantly unfair for property owners who have not paid the required Maintenance Fees to enjoy the amenities that property owners, who have fulfilled their obligations, enjoy.

The POA Board will work with delinquent property owners on structuring a payment plan to address their delinquencies; however, until the delinquencies are eliminated, access to amenities will be strictly enforced. If you would like consideration for a payment plan, please contact the POA office- 254-694-WBPO.